



**Connells**

Becket Gardens  
Welwyn



### Property Description

Set back from the road behind a generous frontage, this attractive four bedroom semi detached family home offers spacious and versatile accommodation arranged over two well proportioned floors, ideal for growing families or buyers seeking flexible living space.

The ground floor welcomes you into a bright and spacious lounge dining room, extending to over 23 feet and providing an excellent space for both everyday living and entertaining. To the rear, the fitted kitchen offers direct access into a conservatory which enjoys views over the garden and creates a lovely additional reception space, perfect for dining, relaxing or play space.

Upstairs, the first floor offers four well sized bedrooms, all accessed from a central landing, along with a family bathroom. The bedrooms are well balanced, making the home suitable for families, home working or guest accommodation.

Externally, the property benefits from a private rear garden, driveway providing off street parking and an integral garage. The front garden sets the house back nicely, giving a sense of space and privacy.

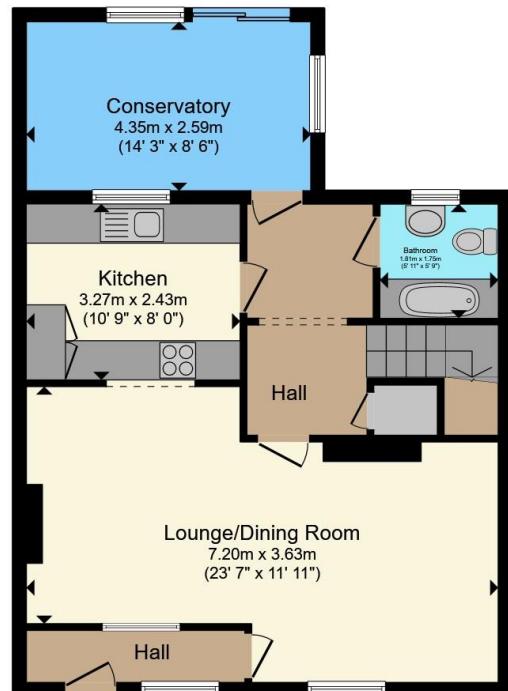
Situated in a convenient and well established residential location, the property is well placed for local amenities, schools Old Welwyn is a sought after Hertfordshire village offering a charming countryside setting with a strong sense of community. The area benefits from local amenities, a well regarded primary

school and scenic walks, while providing excellent commuter links via the A1(M).

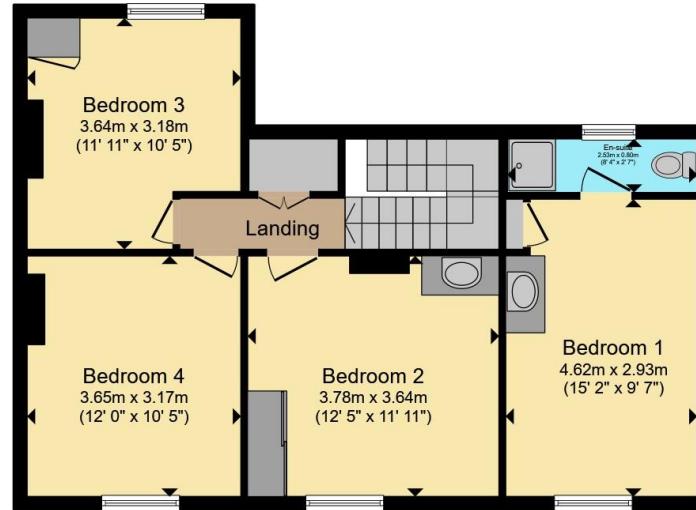








**Ground Floor**



**First Floor**

Total floor area 127.0 m<sup>2</sup> (1,367 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

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